

4 A DECLARATORY RESOLUTION designating an
5 "Economic Revitalization Area" under I.C. 6-1.1-
6 12.1 for property commonly known as 3511 Engle
7 Road, Fort Wayne, Indiana 46809 (Mullinix
8 Packages, Inc.)

9 WHEREAS, Petitioner has duly filed its petition dated September 22, 1997 to have the
10 following described property designated and declared an "Economic Revitalization Area" under
11 Section 153.02 of the Municipal Code of the City of Fort Wayne, Indiana, of 1993, as amended,
12 and I.C. 6-1.1-12.1, to wit:

13 Attached hereto as "Exhibit A" as if a part herein;

14 and

15 WHEREAS, said project will create 35 full-time, permanent jobs for a total new, annual
16 payroll of \$618,800, with the average new annual job salary being \$17,680 and retain 164 full-
17 time, permanent jobs for a total current annual payroll of \$3,762,831, with the average current,
18 annual job salary being \$22,944; and

19 WHEREAS, the total estimated project cost is \$3,120,000; and

20 WHEREAS, it appears the said petition should be processed to final determination in
21 accordance with the provisions of said Division 6.

22 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY
23 OF FORT WAYNE, INDIANA:

24 SECTION 1. That, subject to the requirements of Section 6, below, the
25 property hereinabove described is hereby designated and declared an "Economic Revitalization
26 Area" under I.C. 6-1.1-12.1. Said designation shall begin upon the effective date of the
27 Confirming Resolution referred to in Section 6 of this Resolution and shall terminate on
28 December 31, 2005.

29 SECTION 2. That, upon adoption of the Resolution:

- 30 (a) Said Resolution shall be filed with the Allen County Assessor;
31 (b) Said Resolution shall be referred to the Committee on Finance requesting a
32 recommendation from said committee concerning the advisability of designating
33 the above area an "Economic Revitalization Area";
34 © Common Council shall publish notice in accordance with I.C. 6-1.1-12.1-2.5 and I.C.
35 5-3-1 of the adoption and substance of this resolution and setting this designation
36 as an "Economic Revitalization Area" for public hearing;
37 (d) If this Resolution involves an area that has already been designated an allocation
38 area under I.C. 36-7-14-39, then the Resolution shall be referred to the Fort Wayne
39 Redevelopment Commission and said designation as an "Economic Revitalization
40 Area" shall not be finally approved unless said Commission adopts a Resolution
41 approving the petition.

1 **SECTION 3.** That, said designation of the hereinabove described property as an
2 "Economic Revitalization Area" shall apply to a deduction of the assessed value of personal
3 property for new manufacturing equipment.

4 **SECTION 4.** That, the estimate of the number of individuals that will be employed or
5 whose employment will be retained and the estimate of the annual salaries of those individuals
6 and the estimate of the value of new manufacturing equipment, all contained in Petitioner's
7 Statement of Benefits, are reasonable and are benefits that can be reasonably expected to
8 result from the proposed described installation of new manufacturing equipment.

9 **SECTION 5.** That, the current year approximate tax rates for taxing units within
10 the City would be:

- 11 (a) If the proposed new manufacturing equipment is not installed, the approximate
12 current year tax rates for this site would be \$9.2453/\$100.
13 (b) If the proposed new manufacturing equipment is installed and no deduction is
14 granted, the approximate current year tax rate for the site would be \$9.2453/\$100
15 (the change would be negligible).
16 © If the proposed new manufacturing equipment is installed and a deduction
17 percentage of eighty percent (80%) is assumed, the approximate current year tax
18 rate for the site would be \$9.2453/\$100 (the change would be negligible).

19 **SECTION 6.** That, this Resolution shall be subject to being confirmed, modified and
20 confirmed, or rescinded after public hearing and receipt by Common Council of the above
21 described recommendations and resolution, if applicable.

22 **SECTION 7.** That, pursuant to I.C. 6-1.1-12.1, it is hereby determined that the
23 deduction from the assessed value of the new manufacturing equipment shall be for a period of
24 five years.

25 **SECTION 8.** That, the benefits described in the Petitioner's Statement of Benefits
26 can be reasonably expected to result from the project and are sufficient to justify the applicable
27 deductions.

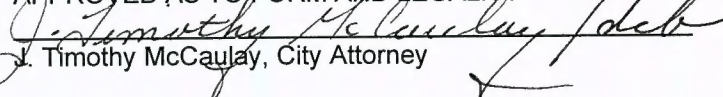
28 **SECTION 9.** That, the taxpayer is non-delinquent on any and all property tax due to
29 jurisdictions within Allen County, Indiana.

30 **SECTION 10.** That, pursuant to I.C. 6-1.1-12.1-12 et al, any property owner that has
31 received a deduction under section 3 or 4.5 of said chapter may be required to repay the
32 deduction amount as determined by the county auditor in accordance with section 12 of said
33 chapter if the property owner ceases operations at the facility for which the deduction was
34 granted and if the Common Council finds that the property owner obtained the deduction by
35 intentionally providing false information concerning the property owner's plans to continue
36 operation at the facility.

37 **SECTION 11.** That, this Resolution shall be in full force and effect from and after its
38 passage and any and all necessary approval by the Mayor.

39 
40 _____
41 Member of Council

42 APPROVED AS TO FORM AND LEGALITY

43 
44 J. Timothy McCauley, City Attorney

Read the first time in full and on motion by Belmont,
and duly adopted, read the second time by title and referred to the Committee on
Finance, (and the City Plan Commission for recommendation)
and Public Hearing to be held after due legal notice, at the Common Council Conference
Room 128, City-County Building, Fort Wayne, Indiana, on _____,
the _____ day of _____, 19____, at _____
o'clock _____ M., E.S.T.

DATED: 10-14-97

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Belmont,
and duly adopted, placed on its passage. PASSED
by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT
TOTAL VOTES	<u>8</u>			<u>1</u>
BENDER	<u>✓</u>			
CRAWFORD	<u>✓</u>			
EDMONDS	<u>✓</u>			
HALL	<u>✓</u>			
HAYHURST	<u>✓</u>			
HENRY	<u>✓</u>			
LUNSEY				<u>✓</u>
RAVINE	<u>✓</u>			
SCHMIDT	<u>✓</u>			

DATED: 10-14-97

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana,
as (ANNEXATION) _____ (APPROPRIATION) _____ (GENERAL) _____ (SPECIAL) _____
(ZONING) _____ ORDINANCE _____ RESOLUTION NO. R-74-97
on the 14th day of October, 1997

ATTEST
Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

SEAL

Thomas C. Helms
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the
15th day of October, 1997,
at the hour of 10:20 o'clock AM, M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 19th day
of October, 1997, at the hour of 5:00
o'clock PM M., E.S.T.

PAUL HELMKE
PAUL HELMKE, MAYOR



HOFER AND DAVIS, INC.

LAND SURVEYORS
203 W. WAYNE ST. #316
FORT WAYNE, IN 46802
(219) 422-9922
FAX (219) 424-2157

MICHAEL W. DAVIS	L.S. No. 880030	
HANS C. HOFER	L.S. No. 900010	
WILLIAM S. DAVIS (RET.)	L.S. No. S-0053	L.S. No. 18114 (MICHIGAN)
CARL A. HOFER (RET.)	L.S. No. 10031	P.E. No. 7122
A. K. HOFER (1968)	L.S. No. 10504	P.E. No. 72

This document is the record of a resurvey of land and real estate situated in Allen County, Indiana, made in accordance with the plat and deed record thereof on file in the Office of the Recorder of said County and State. Furthermore, this resurvey was executed wholly under the direction of the undersigned in accordance with the standards set forth in the Indiana Administrative Code Title 865, Article 1.1, Chapter 12 as adopted by the State Board of Registration for Land Surveyors on August 16, 1991. The land below described exists in full dimension as herein noted in feet, and is free from encroachments by adjoining landowners, and contains entirely within its boundaries the structures of the buildings on it situated; all as below indicated in detail. Any exceptions or discrepancies are below noted.

DESCRIPTION OF PROPERTY Lot No.

PARCEL A:

Part of 30 Acres off the East side of the Northwest Quarter of the Northwest Quarter of Section 21, Township 30 North, Range 12 East, Allen County, Indiana, in particularly described as follows, to-wit:

Commencing on the North line of said Quarter Section at its intersection by the West line of Mark Drive as dedicated in Instrument recorded in Deed Record 590, pages 420-421; thence South on the West line of said Mark Drive, a distance of 250.0 feet; thence West on a line parallel to the North line of said Quarter Section, a distance of 645.3 feet, more or less, to the Southeasterly right-of-way line of the former Wabash Railroad, now the Norfolk and Western Railway; thence Northeasterly on the right-of-way line aforesaid by a deflection right of 142 degrees 00 minutes, a distance of 405.9 feet to the North line of said Quarter Section; thence East on the North line of said Quarter Section, a distance of 318.7 feet to the point of beginning; containing 2.765 Acres, more or less;

Part of 30 Acres off the East side of the Northwest Quarter of the Northwest Quarter of Section 21, Township 30 North, Range 12 East, Allen County, Indiana, in particular described as follows, to-wit:

To arrive at the point of beginning, commence on the North line of said Quarter Section at its intersection by the West line of Mark Drive as dedicated in Instrument recorded in Deed Record 590, pages 420-421; thence South on the West line of said Mark Drive, a distance of 250.0 feet to the aforesaid point of beginning; thence continuing South on the West line of said Mark Drive, a distance of 157.3 feet; thence West on a line parallel to the North line of said Quarter Section, by a deflection right of 91 degrees 33 minutes, a distance of 430.0 feet; thence North by a deflection right of 88 degrees 27 minutes, a distance of 157.3 feet; thence East on a line parallel to the North line of said Quarter Section, a distance of 430.0 feet to the point of beginning; containing 1.55 Acres.

PARCEL B

Part of 30 acres off the East side of the Northwest Quarter of the Northwest Quarter of Section 21, Township 30 North, Range 12 East, Allen County, Indiana, in particular described as follows, to-wit:

To arrive at the point of beginning, commence on the North line of said Quarter Section at its intersection by the West line of Mark Drive as dedicated in Instrument recorded in Deed Record 590, pages 420-421; thence South on the West line of said Mark Drive, a distance of 407.3 feet to the aforesaid point of beginning; thence continuing South on the West line of said Mark Drive, a distance of 124.0 feet; thence West on a line parallel to the North line of said Quarter Section, by a deflection right of 91 degrees 33 minutes, a distance of 798.5 feet; thence North, by a deflection right of 88 degrees 14 minutes, a distance of 106.3 feet; thence West on a line parallel to the North line of said Quarter Section,

OWNER/CLIENT MULLINEX
JOB NO. (18) 9501004
FIELD WORK ON: JAN. 7, 1995
FILE NO. MULLERIN, B.B.
0 50 100 200
SCALE 1 inch = 100 feet

FLOOD PLAIN CERTIFICATE

THIS PARCEL LIES IN ZONE "X", PER FIRM MAP
PANEL 270 ALLEN CO., IN. EFFECTIVE SEPT. 30,
1990. (SUBJECT TO MAP SCALE UNCERTAINTY)
OUTSIDE FLOOD HAZARD

IN WITNESS WHEREOF, I place my hand and seal
this 10th day of JANUARY, 1995

Hans C. Hofer

by a deflection left of 88 degrees 14 minutes, a distance of 74.6 feet, to the Southeasterly right-of-way line of the former Wabash Railroad, now the Norfolk & Western Railway; thence Northeasterly along the line aforesaid, by a deflection right of 142 degrees 00 minutes, a distance of 284.1 feet; thence East on a line parallel to the North line of said Quarter Section, a distance of 214.7 feet (215.3 feet, more or less, Deed by subtraction); thence South by a deflection right of 88 degrees 27 minutes, a distance of 157.3 feet; thence East on a line parallel to the North line of said Quarter Section, a distance of 430.0 feet to the point of beginning; containing 3.45 Acres, more or less.

except the following described parcel:

To arrive at the point of beginning, commence on the North line of said Quarter Section at its intersection by the West line of Mark Drive as dedicated in Instrument recorded in Deed Record 590, pages 420-421; thence South on the West line of said Mark Drive, a distance of 531.3 feet; thence West on a line parallel to the North line of said Quarter Section by a deflection right of 91 degrees 33 minutes a distance of 798.5 feet more or less, to the point of beginning initially referred to as situated 125.0 feet East of the West line of the East 30 Acres of the Northwest Quarter of the Northwest Quarter of said Section 21; thence North and parallel to the West line of said East 30 Acres by a deflection right of 88 degrees 14 minutes, a distance of 106.3 feet; thence East and parallel to the North line of said Quarter Section by a deflection right of 91 degrees 46 minutes, a distance of 100.0 feet; thence South and parallel to the West line of said East 30 Acres by a deflection right of 88 degrees 14 minutes, a distance of 106.3 feet; thence West and parallel to the North line of said Quarter Section by a deflection right of 91 degrees 46 minutes, a distance of 100.00 feet to the point of beginning.

also,

Part of 30 Acres off the East side of the Northwest Quarter of the Northwest Quarter of Section 21, Township 30 North, Range 12 East, Allen County, Indiana, in particular described as follows, to-wit:

To arrive at the point of beginning, commence on the North line of said Quarter Section at its intersection by the West line of Mark Drive as dedicated in Instrument recorded in Deed record 590, pages 420-421; thence South on the West line of said Mark Drive, a distance of 531.3 feet to the aforesaid point of beginning; thence continuing South on the West line of said Mark Drive as dedicated in Instrument recorded in Deed Record 680, page 21, a distance of 792.4 feet (793.3 feet per Dedication) to a pin set on the North line of Lot 11 in Earth Industrial Park, Section II, as recorded in Plat Book 37, page 98, said point situated 9.1 feet Westerly of the Northeast corner of said Lot 11; and furthermore situated on the South line of GENTH ROAD as opened by dedication recorded in Plat Book 25, page 1; thence Westerly by a deflection right of 91 degrees 24 minutes along the North line of Lots 11, 12, 13, 14, and 15 in said Earth Industrial Park, a distance of 796.0 feet to a pin found, as situated 125.0 feet East of the West line of the East 30 Acres of the Northwest Quarter of the Northwest Quarter of said Section 21, and 5.1 feet West of the Northwest corner of Lot 14 in said EARTH INDUSTRIAL PARK; thence Northerly by a deflection right of 88 degrees 23 minutes, more or less, on a line parallel to and 125 feet East of the West line of the said East 30 Acres, a distance of 794.0 feet to a pin found, situated 531.3 feet South of the North line of said Quarter Section; thence Easterly by a deflection right of 91 degrees 46 minutes, on a line parallel to the line aforesaid, a distance of 798.5 feet, more or less, to the point of beginning. containing 14.517 Acres, more or less.

Except the South 30 feet thereof, being a part of Genth Road and containing 0.548 Acres, more or less, and also excepting the West 100 feet thereof, being the property conveyed by deed recorded as Document Number 81-023821, containing 1.753 Acres, more or less. Containing after said Exception 12.216 Acres more or less.



Hans C. Hef



"Exhibit A"

SURVEYORS REPORT

Pursuant to the Indiana Administrative Code Title 865 Article 1.1, Chapter 12 regarding uncertainties as to the location of the property corners and boundary lines found or set by the preceding survey, and by discrepancies and/or ambiguities in the reference monuments, title documents, and evidence of occupation and possession, we hereby submit the following opinions and observations.

1. The theoretical uncertainty of the corners established by this survey due to random errors in measuring the perimeter of said tract falls within the criterion of a Class C Survey (0.50 feet) as defined by the aforesaid Indiana Administrative Code.

2. **UNCERTAINTY IN THE REFERENCE MONUMENTS:**

All corners either found or reset in accordance with previous surveys prepared by this office. See 24" x 24" survey map attached for actual, computed previous, or deed dimensions.

3. **UNCERTAINTY DUE TO POSSIBLE TITLE AMBIGUITIES:**

Title Commitment provided for this report prepared by FIRST AMERICAN TITLE INSURANCE COMPANY and issued by Dreibelbiss Title Company Inc. on December 1, 1994 as Commitment Case No. T94-5831.

Parcel A description for 2.765 Acres as conveyed by deed recorded as Document No. 76-19554. Parcel A description for 1.55 Acres as conveyed by deed recorded as Document No. 81-19906

Parcel B description for 3.45 Acres as conveyed by deed recorded as Document No. 82-19250 and exception to aforesaid in Document No. 82-22052.

Description for 14.517 Acres less Genth road exception as conveyed by deed recorded as Document No. 87-37518.

1.753 Acres exception as conveyed by deed recorded as Document No. 81-23821.

In Reference to Schedule "B":

Item 9: I & M easement 77-3486 as shown on survey map.

Note after Item 12:

Subject property appears to have drainage easement rights over an undescribed portion of the Westerly adjoiner as mentioned in a rather vague and incomplete drainage easement recorded as Document No. 91-45117.

Comments:

The 2.765 Acre tract should be subject to the Engle Road upon and over the Northerly 25 feet thereof.

Deed for 3.45 Acre tract as contained in Document No. 82-19250 is subject to an Industrial Spur Track Easement as shown on 24" x 24" survey map. A spur line has been located and only crosses a portion of said easement.

A gravel road and/or drive connects the Westerly adjoiner (States Engineering Corp.) and Mark Drive across subject property as shown on survey attached. Any rights or grants of ingress and egress are uncertain for this report.

4. **UNCERTAINTY IN LINES OF OCCUPATION AND/OR POSSESSION:**
None apparent.

"Exhibit A"

Reference Surveys:

2.765 Acres	C.A. Hofer	July 1, 1976
1.55 Acres	C.A. Hofer	September 30, 1981
3.45 Acres	C.A. Hofer	September 30, 1981
Exception to 3.45 Acres	C.A. Hofer	November 30, 1981
14.517 Acres less Genth Road	C.A. Hofer	November 3, 1981
1.753 Acres	C.A. Hofer	November 3, 1981

Numerous other surveys of parent tract and various adjoiners prepared by A.K. Hofer and C.A. Hofer dating back to the Mid 1960s.

History of Monuments Found:

Northeast right-of-way Corner	#4 pin found 0.2 feet below gravel surface set by this office 1976.
Southwest Corner	#4 pin found 0.4 feet below ground surface set by this office 1981.
Northwest right-of-way Corner	#4 pin found 1.0 feet below ground surface set by this office 1976.

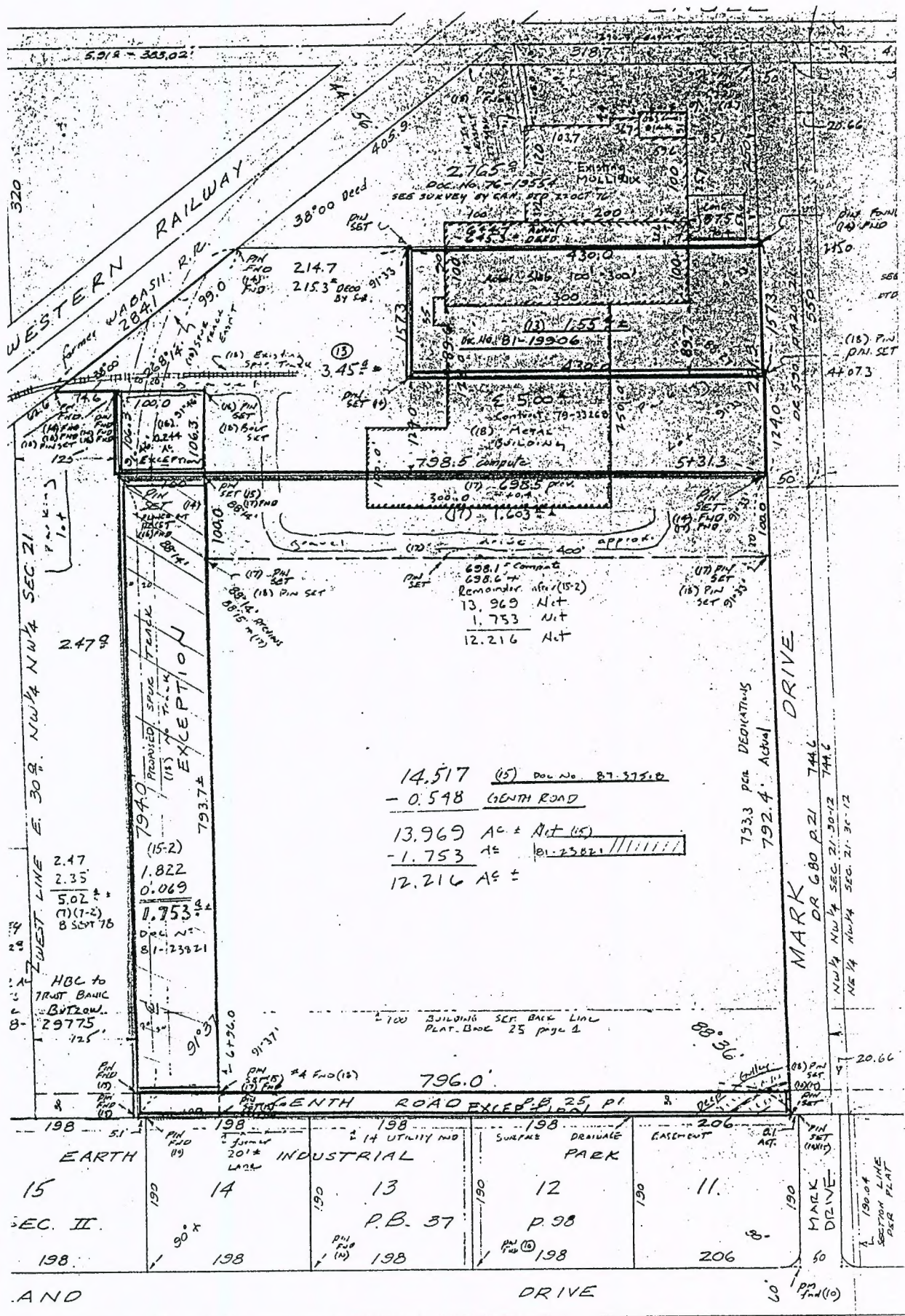
NOTES: Parent tract of subject parcel was surveyed by A.K. Hofer of this office in 1966. Over the years Mullinix Packages, Inc. has acquired title through various purchases with original legals written and field staked by this office dating back to 1976. All corners for this property have been found or reset in accordance with aforesaid surveys. Furthermore, after reviewing said surveys, the measurement and office procedures used in the execution of those surveys, the recorded plats and the aforementioned title commitment, it is the opinion of the undersigned, to the best of my knowledge, said survey together with amendments and attachments contained hereon, conforms to the standards of Title 865, Article 1.1, Chapter 12 of the Indiana Administrative Code.

IN WITNESS WHEREOF, I Place my hand and seal this 10th day of January, 1995.

Howe C. Hofer

9501-004

"Exhibit A"



MULLINIX PACKAGES, INC.
PROPOSED CAPITAL EXPENDITURES
PERSONAL PROPERTY TAX ABATEMENTS
9/19/97

Equipment Project	Estimated Cost	Estimated Purchase Date	Estimated Installation Date
Refrigeration equipment - Includes 500 ton with towers, pumps, and piping	\$500,000	Oct-97	Oct-97
Extrusion equipment: Gear changes, screws, screen changers, Static Mixer, Adapters, Air Knife, and Cooling Tank	170,000	Oct-97	Oct-97
Material Handling Equipment: Fork Lifts, Racks, Conveyors, Hoists, Quick Change Alterations	200,000	Oct-97	Oct-97
Regrind Processing -- Grinders, Blowers, Pipe, Silos, & Conveyors	250,000	Oct-97	Oct-97
Computer upgrades for communication with First Brands (Customer) and for requirements on quality and process	250,000	Oct-97	Oct-97
Additional extrusion line to add to existing thermoforming line: 1 - 6" 1/4 1/2' Co-extrusion line complete with gear pumps, dies, chrome roll haul off assembly, pull roll, temperature control, compuer module. automatic guage control, and grinding material handling equipment	1,500,000	Jan-98	Jan-98
Automatic Parts Handling, Lip Rolling, and Bagging Equipment	250,000	Dec-97	Dec-97
	<u>\$3,120,000</u>		



STATEMENT OF BENEFITS

State Form 27167 (R5 / 11-95)

Form SB - 1 is prescribed by the State Board of Tax Commissioners, 1989

FORM
SB - 1

INSTRUCTIONS:

1. This statement must be submitted to the body designating the economic revitalization area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise this statement must be submitted to the designating body **BEFORE** a person installs the new manufacturing equipment, or **BEFORE** the redevelopment or rehabilitation of real property in which the person wishes to claim a deduction. "Projects" planned or committed to after July 1, 1987 and areas designated after July 1, 1987 require STATEMENT OF BENEFITS. (IC 6-1.1-12.1)
2. Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained prior to initiation of the redevelopment or rehabilitation or prior to installation of the new manufacturing equipment, **BEFORE** a deduction may be approved.
3. To obtain a deduction, Form 322 ERA, Real Estate Improvements and / or Form 322 ERA / PP, New Machinery, must be filed with the county auditor. With respect to real property, Form 322 ERA must be filed by the later of: (1) May 10; or (2) thirty (30) days after a notice of increase in real property assessment is received from the township assessor. Form 322 ERA / PP must be filed between March 1 and May 15 of the assessment year in which new manufacturing equipment becomes assessable, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between March 1 and June 14 of that year.
4. Property owners whose Statement of Benefits was approved after June 30, 1991 must submit Form CF - 1 annually to show compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)

SECTION 1 TAXPAYER INFORMATION	
Name of taxpayer Mullinix Packages, Inc.	
Address of taxpayer (street and number, city, state and ZIP code) 3511 Engle Road, Fort Wayne, IN 46809-1117	
Name of contact person Andrea Baumer	Telephone number (219) 747-3149

SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT			
Name of designating body FORT WAYNE COMMON COUNCIL		Resolution number R -	
Location of property 3511 Engle Road, Ft. Wayne IN		County Allen	Taxing district Wayne Township
Description of real property improvements and / or new manufacturing equipment (use additional sheets if necessary) See Attached		ESTIMATED	
		Start Date	Completion Date
		Real Estate N/A	N/A
		New Mfg Equipment 10/97	1/98

SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT					
Current number 164	Salaries \$3,762,831	Number retained 164	Salaries \$3,762,831	Number additional 35	Salaries \$618,800

SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT				
NOTE: Pursuant to IC 6-1.1-12.1-5.1 (d) (2) the COST of the property is confidential.	Real Estate Improvements		Machinery	
	Cost	Assessed Value	Cost	Assessed Value
	Current values		10,169,497	1,039,886
	Plus estimated values of proposed project		3,120,000	416,000
	Less values of any property being replaced		0	0
Net estimated values upon completion of project		13,289,497	1,455,886	

SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER	
Estimated solid waste converted (pounds) _____	Estimated hazardous waste converted (pounds) _____
Other benefits:	

SECTION 6 TAXPAYER CERTIFICATION		
I hereby certify that the representations in this statement are true.		
Signature of authorized representative [Signature]	Title Pres	Date signed (month, day, year) 9.18.97

FOR USE OF THE DESIGNATING BODY

We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1-2.5, provides for the following limitations as authorized under IC 6-1.1-12.1-2.

- A. The designated area has been limited to a period of time not to exceed _____ calendar years * (see below). The date this designation expires is December 31, 2005.
- B. The type of deduction that is allowed in the designated area is limited to:
1. Redevelopment or rehabilitation of real estate improvements; ☐ Yes ☒ No
 2. Installation of new manufacturing equipment; ☒ Yes ☐ No
 3. Residentially distressed areas ☐ Yes ☒ No
- C. The amount of deduction applicable for new manufacturing equipment is limited to \$ 4,680,000 cost with an assessed value of \$ 1,560,000.
- D. The amount of deduction applicable to redevelopment or rehabilitation is limited to \$ _____ cost with an assessed value of \$ _____. Subject to taxpayer's non-delinquent status on any and all property tax due to taxing jurisdictions within Allen County, Indiana.
- E. Other limitations or conditions (specify) _____
- F. The deduction for new manufacturing equipment installed and first claimed eligible for deduction after July 1, 1991 is allowed for:
- ☒ 5 years ☐ 10 years The deduction period will be five (5) years unless the designating body has by resolution specified the ten (10) year period.

Also we have reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved: (signature and title of authorized member) <u>Thomas P. Henry</u>	Telephone number <u>(219) 427-1221</u>	Date signed (month, day, year) <u>10-14-97</u>
Attested by: <u>Sandra L. Kennedy</u> <u>City Clerk</u>	Designated body <u>Common Council</u>	

* If the designating body limits the time period during which an area is an economic revitalization area, it does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years designated under IC 6-1.1-12.1-4 or 4.5 Namely: (see tables below)

NEW MANUFACTURING EQUIPMENT		
For Deductions Allowed Over A Period Of:		
Year of Deduction	Five (5) Year Percentage	Ten (10) Year Percentage
1st	100%	100%
2nd	95%	95%
3rd	80%	90%
4th	65%	85%
5th	50%	80%
6th		70%
7th		55%
8th		40%
9th		30%
10th		25%

REDEVELOPMENT OR REHABILITATION OF REAL PROPERTY IMPROVEMENT			
For Deductions Allowed Over A Period Of:			
Year of Deduction	Three (3) Year Deduction	Six (6) Year Deduction	Ten (10) Year Deduction
1st	100%	100%	100%
2nd	66%	85%	95%
3rd	33%	66%	80%
4th		50%	65%
5th		34%	50%
6th		17%	40%
7th			30%
8th			20%
9th			10%
10th			5%



FOR STAFF USE ONLY:		
Declaratory Passed	19	FT Jobs Created
Confirmatory Passed	19	PT Jobs Created
FT Jobs Currently		\$ Avg. Annual Salary of all New Jobs
PT Jobs Currently		FT Jobs Retained
\$ Avg. Annual Salary Current		PT Jobs Retained
		\$ Avg. Annual Salary of all Retained Jobs

ECONOMIC REVITALIZATION AREA APPLICATION CITY OF FORT WAYNE, INDIANA

APPLICATION IS FOR:

CITY OF FT WAYNE

Real estate key no. 95-0205-0003
95-0205-0007
95-0205-0012

(Check appropriate box[es] below)

SEP 22 1997

☐ Real Estate Improvements DEPT. OF ECON DEVL.

Total cost of improvements: _____

☒ Personal Property (New Manufacturing Equipment)

Total cost of improvements: \$3,120,000

TOTAL OF ABOVE IMPROVEMENTS: \$3,120,000

GENERAL INFORMATION

Taxpayer's name: Mullinix Packages, Inc. Telephone: (219) 747-3149

Address listed on tax bill: 3511 Engle Road, Ft. Wayne, IN 46809-1117

Name of business to be designated, if applicable: Same as above

Address of property to be designated: Same as above

Contact person if other than above, Name: Andrea Baumer Telephone: (219) 747-3149

Address: 3511 Engle Road, Fort Wayne, IN 46809-1117

☒ Yes ☐ No Is the property for which you are requesting ERA designation totally within the corporate limits of the City of Fort Wayne?

☐ Yes ☒ No Do you plan to request state or local assistance to finance public improvements?

☐ Yes ☒ No Will the proposed project have any adverse environmental impact?

Describe: The purchase of additional machinery & equipment is necessary to support our expanded sales volume levels.

Describe the product or service to be produced or offered at the project site: The products produced are primarily packaging for the food industry.

In order to be considered an Economic Revitalization Area (ERA), the area must be within the corporate limits of the City of Fort Wayne and must have become undesirable for, or impossible of, normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, substandard buildings, or other factors which have impaired values or prevent a normal development of property or use of property. It also includes any area where a facility or a group of facilities that are technologically, economically, or energy obsolete are located and where the obsolescence may lead to a decline in employment and tax revenues.

How does the property for which you are requesting designation meet the above definition of an ERA?

The machinery & equipment will be located within Fort Wayne's city limits. These purchases are essential for our company to survive due to the importance of technology in the food packaging industry. Purchases of this equipment will support the demands of our customers (food processors). To stay "status quo" could result in the deterioration of our business.

REAL ESTATE ABATEMENT

N/A

Complete this section of the application **only** if requesting a deduction from assessed value for real estate improvements.

Describe any structure(s) that is/are currently on the property: _____

Describe the condition of the structure(s) listed above: _____

Describe improvements to be made to property to be designated: _____

Projected construction start (month/year): _____

Projected construction completion (month/year): _____

Current land assessment: \$ _____ Current improvements assessment: \$ _____

Current real estate assessment: \$ _____ Current property tax bill on site to be designated: \$ _____

What is the anticipated first year tax savings attributable to this designation? \$ _____

How will you use these tax savings? _____

PERSONAL PROPERTY ABATEMENT

Complete this section of the application **only** if you are requesting a deduction from the assessed value of new manufacturing equipment.

List below the manufacturing equipment for which you are seeking an ERA designation. This equipment must be used in the direct production, manufacture, fabrication, assembly, extraction, mining, processing, refining, or finishing of other tangible personal property at the site to be designated: See Attached listing

☐ Yes ☒ No Has the above equipment for which you are seeking a designation, ever before been used for any purpose in Indiana?

Equipment purchase date: Oct 97-Jan 98 Equipment installation date: Oct 97-Jan 98

Current personal property tax assessment: \$ 1,232,653 ^(3/97 assessment) Annual personal property tax bill: \$ 138,947.36 ^(9/97 Pay 97)

What is the anticipated first year tax savings attributable to this designation? \$ ≈ 39,000

How will you use these tax savings?

The tax savings realized from the personal property tax abatement will be used for additional future growth of the company.

PUBLIC BENEFIT INFORMATION

EMPLOYMENT INFORMATION FOR FACILITY TO BE DESIGNATED

ESTIMATE OF EMPLOYEES AND SALARIES AS A RESULT OF PROPOSED FORT WAYNE FACILITY TO RECEIVE E.R.A. DESIGNATION			
	NO. OF EMPLOYEES ¹	TOTAL ANNUAL PAYROLL ²	AVERAGE ANNUAL SALARY ³
CURRENT NUMBER FULL- TIME	164	\$3,762,831	\$22,944
CURRENT NUMBER PART- TIME	0		
NUMBER RETAINED FULL- TIME	164	\$3,762,831	\$22,944
NUMBER RETAINED PART- TIME	0		
NUMBER ADDITIONAL FULL- TIME	35	\$618,800	\$17,680
NUMBER ADDITIONAL PART- TIME	0		

Check the boxes below if the jobs to be created will provide the listed benefits:

- ☒ Pension Plan
 ☒ Major Medical Plan
 ☒ Disability Insurance
☒ Tuition Reimbursement
 ☒ Life Insurance
 ☐ Dental Insurance

List any benefits not mentioned above: Attendance Bonuses, paid vacation & holidays.

When will you reach the levels of employment shown above? (Year and month) August 1999

Types of jobs to be created as a result of this project? All manufacturing-related: machine operators, maintenance mechanics, packers, quality control and custodial material handling.

¹Sum of full- and part-time must match the figures given in Section 3 of "Statement of Benefits" Form SB-1 under "Current number," "Number retained," and "Number additional."

²It is to include your total annual payroll.

³Total annual payroll divided by the total number of employees at site to be designated both full- and part-time).

REQUIRED ATTACHMENTS

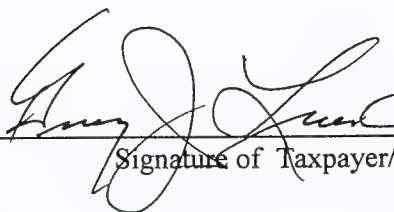
The following must be attached to the application.

1. Full legal description of property and a plat map identifying the property boundaries. (Property tax bill legal descriptions are not sufficient.) **Should be marked as Exhibit A.**
2. Check for application fee made payable to the City of Fort Wayne.

ERA filing fee	\$1,000 ✓
ERA filing fee in an EDTA	\$ 100
Amendment to extend designation	\$ 300
Other amendments	\$ 500
3. Owner's Certificate (if applicant is not the owner of property to be designated).
Should be marked as Exhibit B if applicable. *N/A*

I, as the legal taxpayer and/or owner, hereby certify that all information and representations made on this application and its attached exhibits are true and complete and that neither an Improvement Location Permit nor a Structural Permit have been issued for construction of improvements, nor has any manufacturing equipment which is a part of this application been purchased and installed as of the date of filing of this application. I also certify that the taxpayer is not delinquent on any and all property tax due to taxing jurisdictions within Allen County, Indiana. I understand that any incorrect information on this application may result in a rescission of any tax abatements which I may receive.

I understand that I must file a correctly completed CF-1 (Compliance With Statement of Benefits form) with BOTH the City of Fort Wayne Department of Economic Development, AND the County Auditor in each year in which I receive a deduction. Failure to file the CF-1 form with either agency may result in a rescission of any tax abatement occurring as a result of this application.



Signature of Taxpayer/Owner

9.18-97

Date

George Lueken, President

Typed Name and Title of Applicant

Admn. Appr. _____

DIGEST SHEET

TITLE OF ORDINANCE: Declaratory Resolution

DEPARTMENT REQUESTING ORDINANCE: Department of Economic Development

SYNOPSIS OF ORDINANCE: Mullinix Packaging, Inc. is requesting the designation of an Economic Revitalization Area for personal property improvements in the amount of \$3,120,000. In order to expand, Mullinix Packaging Inc. will purchase new machinery and equipment to support expanded sales volume.

EFFECT OF PASSAGE: Creation of 35 new jobs with benefits, as well as the retention of 164 current jobs. Tax savings will be used for additional future growth of the company.

EFFECT OF NON-PASSAGE: Potential loss of 35 new jobs and tax revenue.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS): No expenditures of public funds required.

ASSIGNED TO COMMITTEE (PRESIDENT): Don Schmidt



MEMORANDUM

TO: City Council
FROM: Sally Sappenfield, Economic Development Specialist
DATE: October 1, 1997
RE: Request for designation by Mullinix Packages, Inc.
as an ERA for personal property improvements

BACKGROUND

PROJECT ADDRESS:	3511 Engle Road	PROJECT LOCATED WITHIN:	Urban Enterprise Zone
PROJECT COST:	\$ 3,120,000	COUNCILMANIC DISTRICT:	4

COMPANY PRODUCT OR SERVICE:	Manufacturing of packaging for the food industry.
PROJECT DESCRIPTION:	Purchase of manufacturing equipment.

CREATED		RETAINED	
JOBS CREATED (FULL-TIME):	35	JOBS RETAINED (FULL-TIME):	164
JOBS CREATED (PART-TIME):	0	JOBS RETAINED (PART-TIME):	0
TOTAL NEW PAYROLL:	\$ 618,800	TOTAL RETAINED PAYROLL:	\$ 3,762,831
AVERAGE SALARY (NEW):	\$ 17,680	AVERAGE SALARY (RETAINED):	\$ 22,944

COMMUNITY BENEFIT REVIEW

Yes ☐ No ☐ N/A ☒

Project will encourage vacant or under-utilized land appropriate for commercial or industrial use?

Explain:

Yes ☒ No ☐ N/A ☐

Real estate to be designated is consistent with land use policies of the City of Fort Wayne?

Explain: Existing building is located in the M-2 zone which allows proposed use.

Yes ☐ No ☐ N/A ☒

Project encourages the improvement or replacement of a deteriorated or obsolete structure?

Explain:

Yes ☒ No ☐ N/A ☐

Project encourages the improvement or replacement of obsolete manufacturing equipment?

Explain: Mullinix will be investing in new manufacturing equipment to replace obsolete machinery.

Yes ☐ No ☐ N/A ☒

Project will result in significant conversion of solid waste or hazardous waste into energy or other useful products?

DEPARTMENT OF ECONOMIC DEVELOPMENT

Explain:Yes ☐ No ☐ N/A ☒

Project encourages preservation of an historically or architecturally significant structure?

Explain:Yes ☒ No ☐ N/A ☐

ERA designation induces employment opportunities for Fort Wayne area residents?

Explain: Mullinix Packages, Inc. will create 35 full-time jobs and retain 164 existing jobs.Yes ☒ No ☐ N/A ☐

Mean average wage of all full-time jobs to be created is at least 150% of current Federal minimum wage.

Explain: The mean average wage of full-time jobs created is 165% of the current Federal minimum wage rate.Yes ☒ No ☐ N/A ☐

Mean average wage of all full-time jobs to be retained is at least 150% of current Federal minimum wage.

Explain: The mean average wage rate of full-time jobs retained is 214% of the current Federal minimum wage rate.Yes ☒ No ☐ N/A ☐

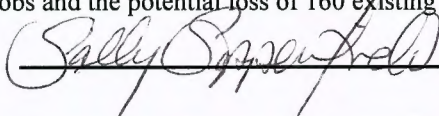
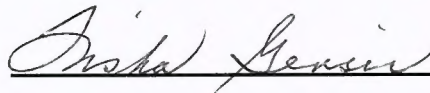
Taxpayer is NOT delinquent on any or all property tax due to any taxing jurisdiction within Allen County.

Explain:**POLICY****Per the policy of the City of Fort Wayne, the following guidelines apply to this project:**

1. The period of deduction for personal property is 5 years.

COMMENTS

The effect of passage is the creation of 35 new jobs and the retention of 164 existing jobs. The effect of non-passage is the loss of 35 new jobs and the potential loss of 160 existing jobs.

Signed:

Economic Development Specialist**Reviewed:**

Sr. Economic Development Specialist

BILL NO. R-97-10-04

REPORT OF THE COMMITTEE ON FINANCE

DONALD J. SCHMIDT - JOHN N. CRAWFORD - CO-CHAIR
ALL COUNCIL MEMBERS

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS
REFERRED AN (ORDINANCE) (RESOLUTION) designating an
"Economic Revitalization Area" under I.C. 6-1-1.12.1 -- 3511 Engle
Road - (Mullinux Packages, Inc.)

HAVE HAD SAID (ORDINANCE) (RESOLUTION) UNDER CONSIDERATION
AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID
(ORDINANCE) (RESOLUTION)

DO PASS

DO NOT PASS

ABSTAIN

NO REC

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

DATED: 10-14-97

Sandra E. Kennedy
City Clerk